

NOTICE OF EXEMPTION

TO: County Clerk's Office
Contra Costa County
555 Escobar Street
Martinez, CA 94553-1105

Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

FROM: City of San Ramon (Lead Agency)
Planning Services Division
7000 Bollinger Canyon Rd
San Ramon, CA 94583
(925) 973-2560



PROJECT TITLE: Club Studio (DPA 2026-0001; MUP 2026-0002; MX 2026-0001; AR 2026-0002)

PROJECT LOCATION: 3207 Crow Canyon Place, San Ramon, CA 94583
Contra Costa County (APN: 213-010-057)

PROJECT APPLICANT: Federal Realty Investment TR
860 S Sepulveda Blvd., Suite 105, El Segundo, CA 90245
Phone: (951) 642-0439

PROPERTY OWNER: Federal Realty Investment TR

LEAD AGENCY: City of San Ramon

PROJECT DESCRIPTION: The Project would convert a vacant retail tenant space to an indoor fitness and health facility and includes a request for a 2.01 percent parking reduction to address a 21-space deficit. The Project consists of interior tenant improvements within the existing 33,808-square-foot building, with no expansion of the building footprint and proposed exterior improvements including updated façade treatments, an expanded patio with bench seating, and new landscaping.

EXEMPT STATUS: (check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ **Categorical Exemption: Existing Facilities (\$15301)**
- ☐ Statutory Exemptions:

REASONS WHY PROJECT IS EXEMPT: On September 17, 2026, the City of San Ramon Zoning Administrator, as the Lead Agency, adopted ZA Order No. 03-26 conditionally approving the proposed development project with findings that the Project involves the operation and minor alterations for interior and exterior tenant improvements to an existing private structure, will operate within an existing developed commercial shopping center, results in no expansion of the former use because the proposed use occupies the existing 33,808 sq. ft. building footprint of the prior retail operations, the subject site has adequate public utility services and is not within an environmentally sensitive area, and the proposed Project will not add additional floor area to the existing private structure on-site. The proposed Project involves a change of use within an existing building and will result in a net reduction in vehicle trips compared to the previously entitled commercial uses. Accordingly, the Project will not result in an increase in Vehicle Miles Traveled (VMT) and will not result in a significant transportation impact related to VMT. Finally, none of the exceptions to the Class 1 Exemption are present nor would the Project combine impacts of other projects of the same type in the same place to create a significant cumulative impact. The Project site does not present unusual circumstances for an existing facility and accordingly the Project would not cause significant environmental impacts due to any unusual circumstance.

LEAD AGENCY CONTACT: Lucas Haase, Assistant Planner at (925) 973-2524 or lhaase@sanramon.ca.gov

Signature: 
Authority Cited Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date: September 24, 2026



CITY OF SAN RAMON PLANNING SERVICES
Vicinity Map



Development Plan Amendment (DPA 2026-0001), Minor Use Permit (2026-0002) Architectural Review (AR 2026-0002), and Minor Exception (MX 2026-0001)

Club Studio
3207 Crow Canyon Place
(APN: 213-010-057)



(Not to Scale)

ATTACHMENT 1